



Hart Street, Southport, PR8



OIRO £225,000

- BEAUTIFUL DUPLEX APARTMENT
- TURN KEY READY!
- 1764 sq ft of LIVING SPACE
- New Boiler & Electrics Throughout
- Solar Panels & New Double Glazing
- Low Maintenance Front Garden
- Leasehold
- EPC rating A



Step foot into this spacious and unique 4-bedroom duplex apartment. Spread over 2 levels, this property is TURN KEY ready and suited to a variety of Buyers!

NORTHWOOD is delighted to present this unique, spacious and airy duplex apartment. Tastefully decorated to a high standard throughout and benefitting from its own private entrance.

The accommodation on the MAIN FLOOR comprises a modern kitchen/diner, bright living room, family bathroom and two double bedrooms, with the master bedroom benefiting from a sunroom and private balcony. The kitchen is finished with a range of appliances, breakfast bar and Belfast sink; the room has triple aspect windows flooding the whole space with natural light. The sunroom and balcony enjoy a west facing position allowing more time to enjoy the sun.

The 2ND FLOOR boasts two further double bedrooms, utility space and modern shower room. Again, this floor is made naturally bright and airy with Velux sky lights and big windows. This space lends itself to be used as a separate living area for Air B&B or ideal extra space for family living.

OUTSIDE: Spacious front garden with large decking area and further gravelled space providing off road parking. A garage is located at the rear of the property allowing additional storage and space.

In brief this unique, one of a kind 1960's property is MOVE IN READY and has been renovated and refurbished to a high standard throughout. Current vendors have added Solar panels which help to achieve an excellent A energy efficient rating and come included with the sale of the property.

Additional Information

Council tax band B

EPC A rating

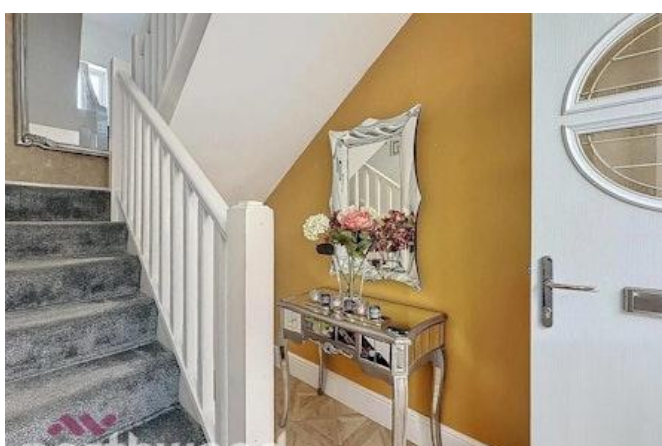
LOW ENERGY RUNNING COSTS

LEASEHOLD

NO GROUND RENT OR SERVICE CHARGE

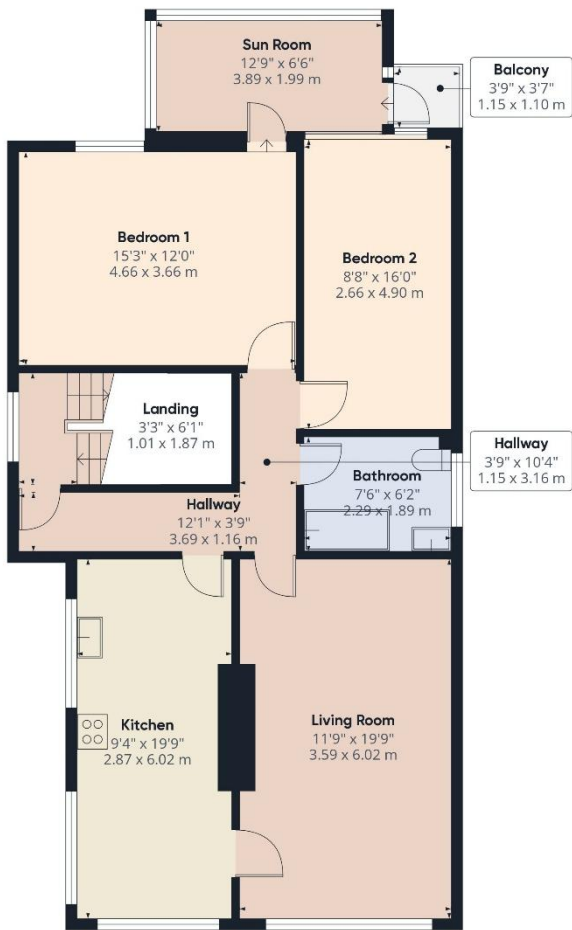
Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

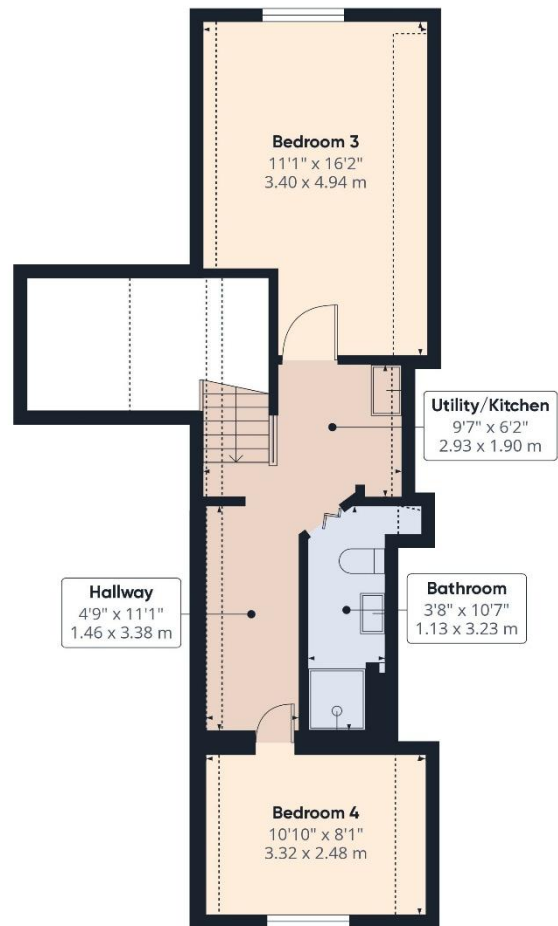




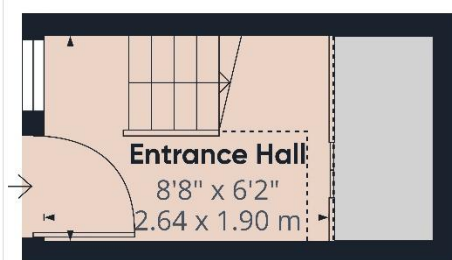


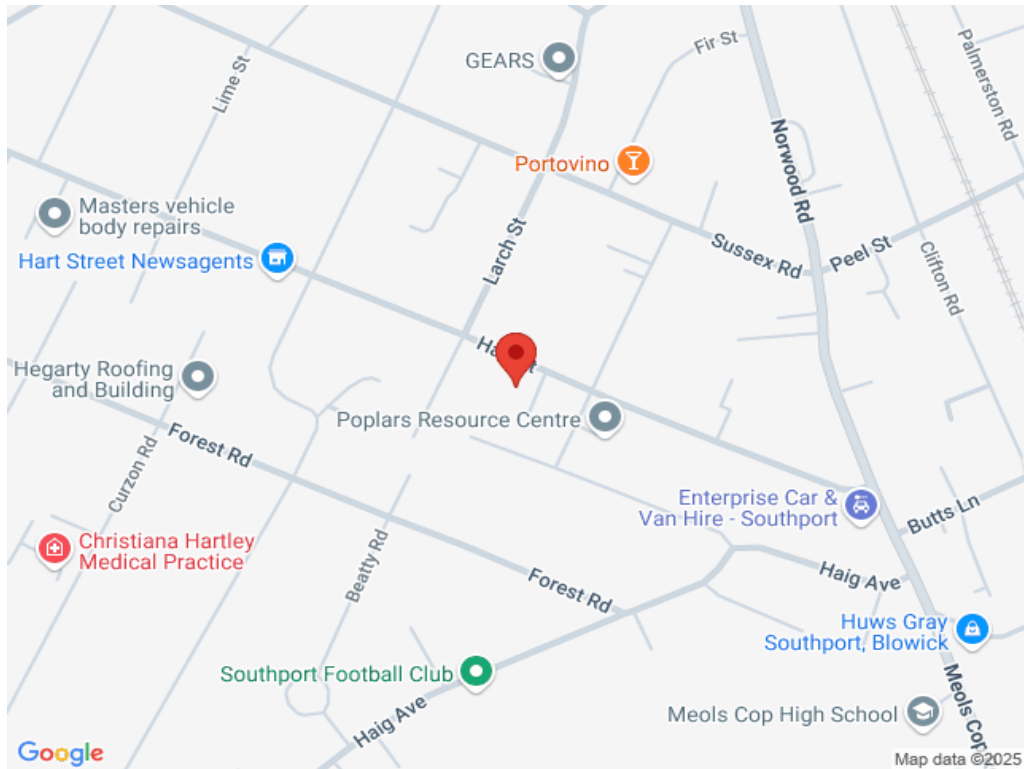


Floor 1



Floor 4





Score	Energy rating	Current	Potential
92+	A	94 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Northwood Southport and Ormskirk

01704 545 657

southport@northwooduk.com